



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB 203/22

### Staff REPORT

for Board meeting Sept 21, 2022

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

**092122.32**

**Furuya Corgiat Building**

Henry Walters

Flatstick

240 2<sup>nd</sup> Ave (storefront at 102 S Main Street)

Removal of unapproved alterations to the storefront, and unapproved signage. Install new glazing, louvers and a counter in the window and new paint.

Staff report: Flatstick is an existing business in the basement of the building. Flatstick is taking over operation of two street level restaurant spaces. The use will remain restaurant. The project includes removing a serving window that was installed by a previous tenant without approval including and repairing the window and removing signage that was installed without approval. The new work includes paint, new louvers and installation of a counter in the window. They are considering signage at the bottom of the window but that will be a separate application. While it is preferred that venting is to the roof or a non-primary façade, a common solution to existing buildings when it is not possible to vent to the roof, has been to install louvers in transom windows fitting within the existing transom frame so the glazing could be restored if the louvers were no longer needed.

Draft Motion: I move to recommend granting a Certificate of Approval for: Removal of unapproved alterations to the storefront, and unapproved signage. Install new glazing, louvers and a counter in the window and new paint.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *September 21, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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SMC 23.66.030 Certificates of Approval required

- A. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

**Pioneer Square Preservation District Rules**

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.
- D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

## VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

### Secretary of Interior's Standards

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Issued: September 9, 2022

Genna Nashem  
Pioneer Square Preservation Board Coordinator